



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members  
SEROP TOROSSIAN, Vice Chair  
PAUL E. CAPRIOGLIO  
RAMA DAWAR  
ANDY HANSEN-SMITH  
LUISA MEDINA  
ROJELIO VASQUEZ

Development and Resource Management Department  
JOHN M. DUGAN, AICP  
Director/Planning Commission Secretary

Senior Deputy City Attorney  
SHANNON L. CHAFFIN

*The Planning Commission welcomes you to this meeting.*

**April 20, 2011**

**Wednesday**

**6:00 p.m. to 10:00 p.m.**

**City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Development and Resource Management Department staff at 559-621-8277. **The agenda and related staff reports are available at [www.fresno.gov](http://www.fresno.gov).**

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitados, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

### **III. PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

### **IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

### **V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Meeting Minutes of April 6, 2011
- B. Communications
  - 1. [Consideration of a request by the Fresno County Office of Education to provide a recommendation regarding the proposed purchase of a 3± acre community school site located at 4939 East Yale Avenue, southeast of the intersection of North Winery Avenue and East Clinton Way.](#)
- C. Entitlements

### **VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

- A. [Consider recommendations to the City Council regarding Plan Amendment Application No. A-11-01 and Rezone Application No. R-11-01, filed by Joseph Guagliardo of Comprehensive Planning Associates, Inc, on behalf of the United States Postal Service \(property owner\), and a recommendation regarding Environmental Assessment No. A-11-01/R-11-01/C-11-008 prepared for these applications and related Conditional Use Permit Application No. C-11-008 filed for the subject property. These applications pertain to property located at 701 East Nees Avenue, on the south side of East Nees Avenue between North First and North Bond Streets, consisting of approximately 2.78 acres of vacant land located west of the Woodward Park Post Office, on the westerly portion of Assessor's Parcel No. 303-190-65T.](#)
1. **Recommend Approval to the City Council** of the adoption of Environmental Assessment (EA) No. A-11-01/R-11-01/C-11-008 which recommends that a Mitigated Negative Declaration be adopted for the above plan amendment and rezone applications and for related Conditional Use Permit Application No. C-11-008 which proposes a drive-through car wash and two 5,640 square-foot buildings on the subject property (each building to have 1,500 square feet of office uses and 4,140 square feet storage space).
  2. **Recommend Approval to the City Council** of Plan Amendment Application No. A-11-01 which proposes to amend the 2025 Fresno General Plan and Woodward Park Community Plan from the public facility-elementary/middle school planned land use designation to the community commercial land use designation.
  3. **Recommend Approval to the City Council** Rezone Application No. R-11-01 which proposes to reclassify the property from the R-A/UGM (*Single Family Residential Agricultural/Urban Growth Management*) zone district to the C-2/UGM (*Community Shopping Center/Urban Growth Management*) zone district.
    - Woodward Community Plan
    - Council District 6 (Councilmember Brand)
    - Staff Recommendation: Recommend Approval
    - Staff Member: Sandra Brock
    - Plan Amendment and Rezone will be considered by the City Council

**VIII. NEW MATTERS (Continued)**

- B. [Consider Vesting Tentative Tract Map No. 5205 \(revised\) and Conditional Use Permit No. C-08-292](#) filed by Gary G. Giannetta, on behalf of Gary McDonald Homes. These applications pertain to approximately 13.07 acres of property located on the east side of North Knotting Hill Drive, north of East Copper Avenue.
1. **Approve Environmental Assessment No. C-08-292/T-5205** which recommends that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) and the Mitigated Negative Declaration prepared for Plan Amendment A-09-02 be adopted for the conditional use permit application and vesting tentative tract map.
  2. **Approve Conditional Use Permit Application No. C-08-292** which proposes a gated residential planned development with 21 lots and will provide for reduced setbacks and private streets.
  3. **Approve Vesting Tentative Tract Map No. 5205 (Major Revision)** which proposes to subdivide the subject property into a 21 lot single-family residential subdivision.
    - Woodward Community Plan
    - Council District 6 (Councilmember Brand)
    - Staff Recommendation: Recommend Approval
    - Staff Member: Israel Trejo
    - May be considered by the City Council on appeal

**IX. REPORT BY SECRETARY**

**X. SCHEDULED ORAL COMMUNICATIONS**

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**

**UPCOMING MATTERS**  
(Dates subject to change)